



PROPERTY REPORT

2320 DOLPHIN RD

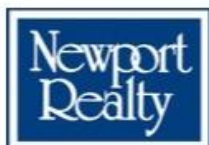
North Saanich

V8L 5V2

Canada

PID: 000-901-326

JANUARY 13, 2025



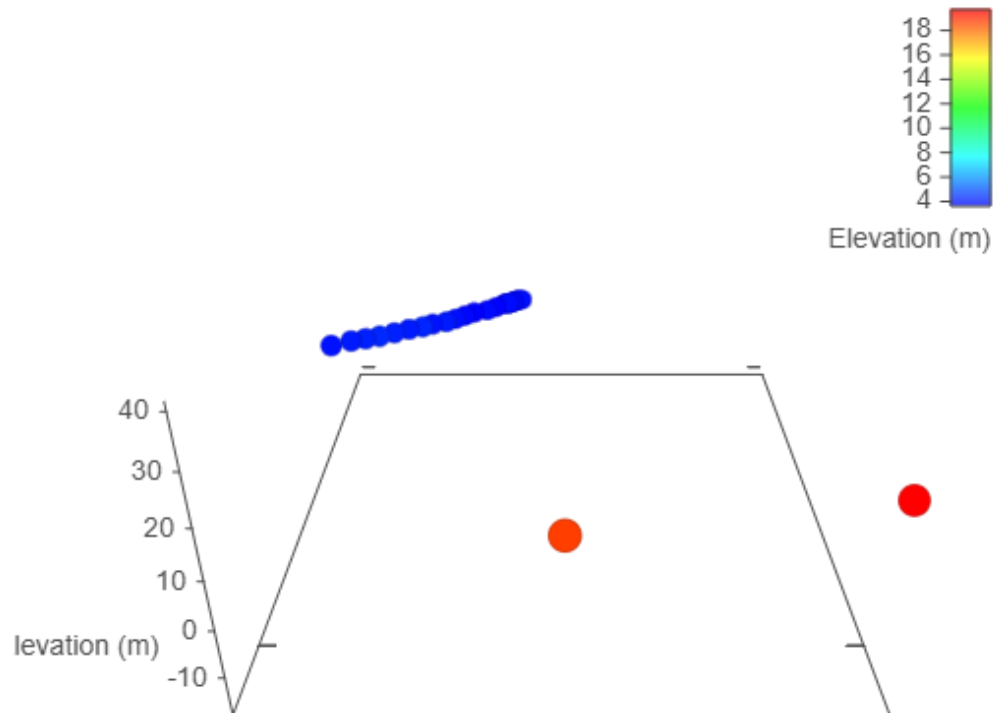
Marc Owen-Flood
PERSONAL REAL ESTATE CORPORATION
Marc Owen-Flood & Associates



Estimated Lot Dimensions and Topography



The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 19.70 m | Min Elevation: 3.60 m | Difference: 16.10 m

Google Views



Legal



Legend

- Right of Way
- Not Active
- Other

- Covenant
- Right of Way
- Not Active

- Lease or License
- Covenant
- Service Code

- Other
- Lease or License

Contours

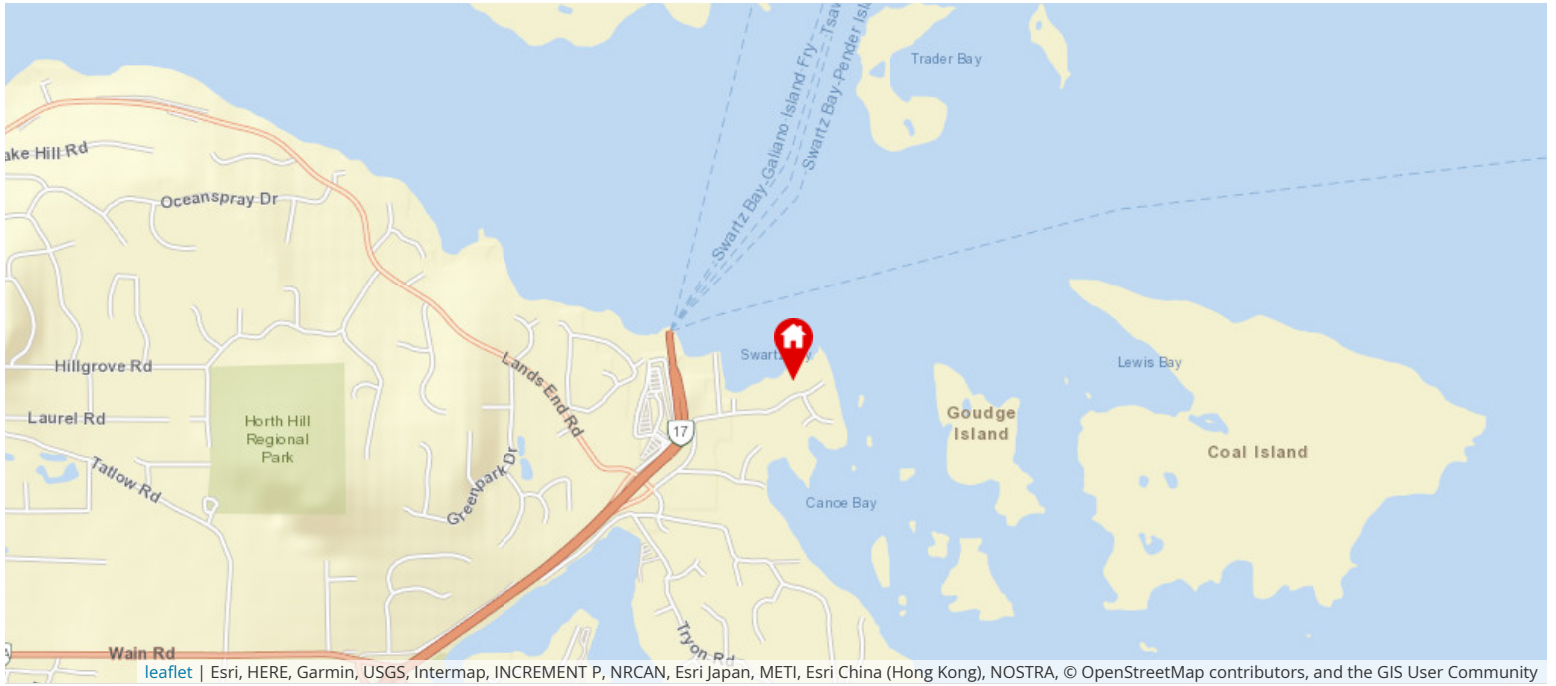


Legend

- | | | | |
|------------------|-----------|----------|----------|
| — Shoreline 1.6m | — Hundred | — Twenty | — Twenty |
| — Ten | — Five | — Metre | — 2 |
| — 5 | — 10 | — 20 | — 30 |
| — 50 | — 100 | — 200 | |

Nearest Schools

Nearby Elementary Schools



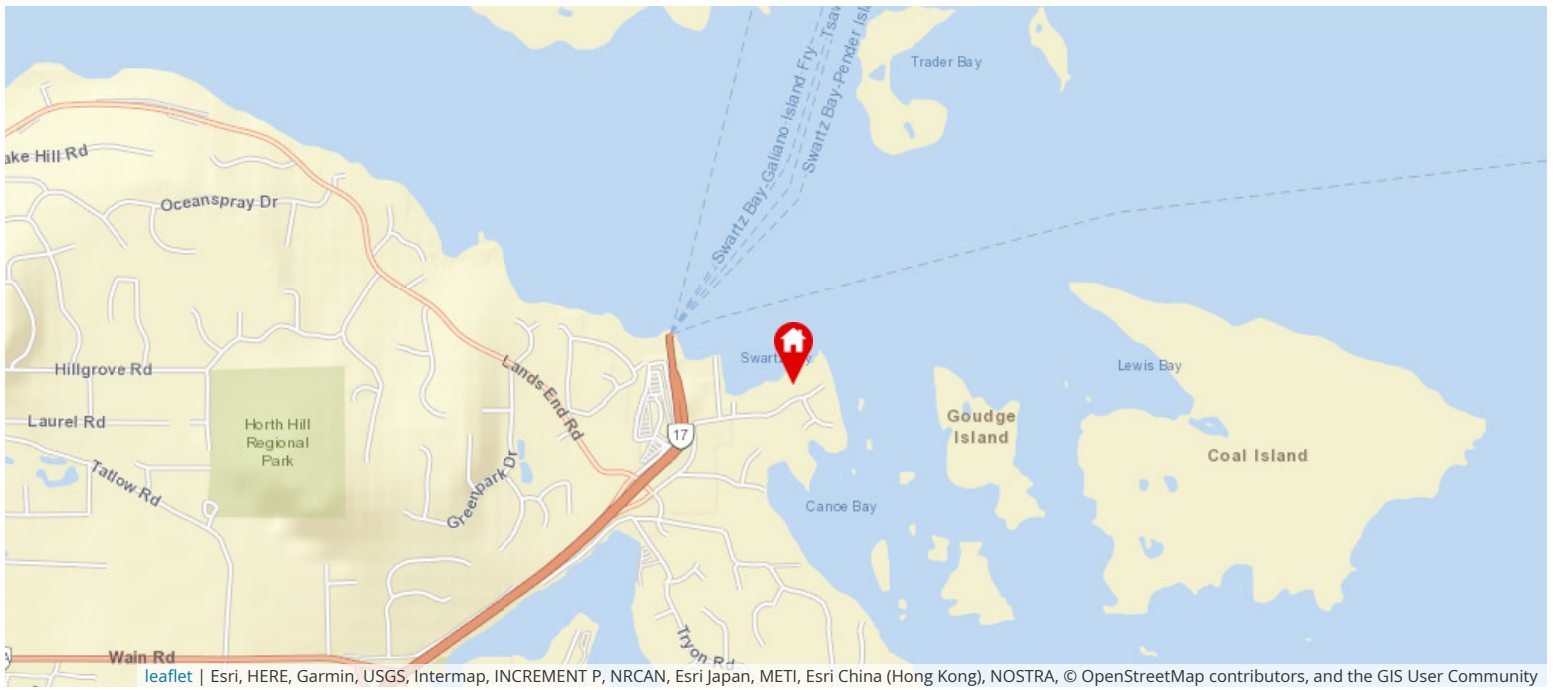
Legend: 🏠 Subject Property 📍 Catchment School 📍 Other Schools

School District: **Saanich (63)**

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Sidney	K - 5	SD 63	Sidney		1 hour 15 mins	5.6 km	9 mins	28 mins
B Deep Cove	K - 5	SD 63	Sidney		1 hour 9 mins	4.9 km	6 mins	1 hour 4 mins
C Kelset	K - 5	SD 63	North Saanich		2 hours 14 mins	9.7 km	11 mins	41 mins
D Brentwood	K - 5	SD 63	Brentwood Bay		3 hours 44 mins	16.4 km	21 mins	1 hour 2 mins
E Keating	K - 5	SD 63	Victoria		3 hours 29 mins	15.3 km	15 mins	58 mins
F Cordova Bay	K - 5	SD 63	Victoria		4 hours 36 mins	20.4 km	21 mins	1 hour 26 mins

Nearby Middle Schools



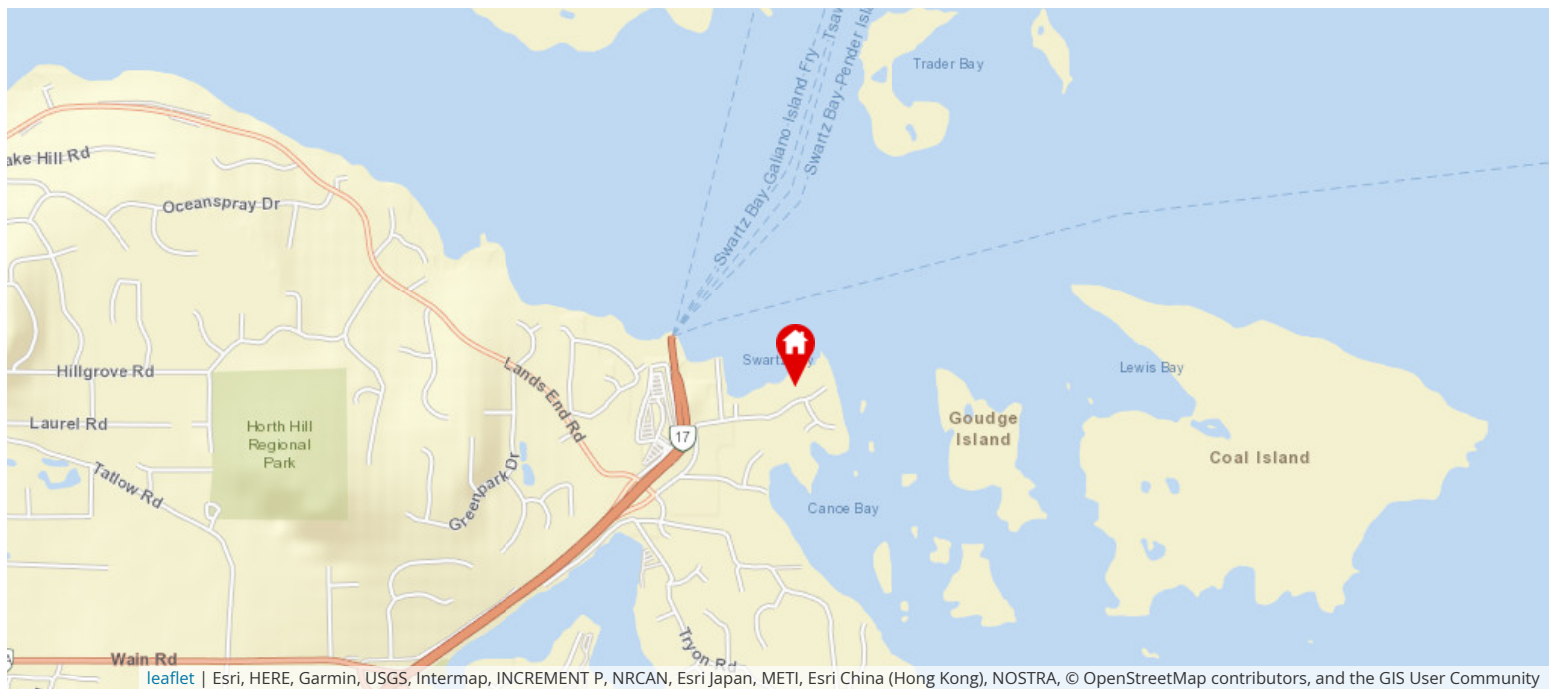
Legend: Subject Property Catchment School Other Schools

School District: **Saanich (63)**

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A North Saanich	6 - 8	SD 63	North Saanich		50 mins	3.7 km	6 mins	20 mins
B Bayside Middle	6 - 8	SD 63	Brentwood Bay		3 hours 55 mins	17.2 km	23 mins	1 hour 9 mins
C Royal Oak	6 - 8	SD 63	Victoria		5 hours 22 mins	23.6 km	24 mins	1 hour 9 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

School District: **Saanich (63)**

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Parkland	9 - 12	SD 63	Sidney	AP Program	42 mins	3.1 km	5 mins	20 mins
B Stelly's	9 - 12	SD 63	Saanichton		3 hours 26 mins	15.0 km	17 mins	1 hour 2 mins
C Claremont	9 - 12	SD 63	Victoria	AP Program	5 hours 4 mins	22.1 km	22 mins	1 hour 14 mins
D Regent Christian Online	K - 12	Independent	Victoria		5 hours 24 mins	23.8 km	25 mins	1 hour 10 mins

Walk Score

2320 DOLPHIN RD North Saanich, V8L 5V2



Car-Dependent

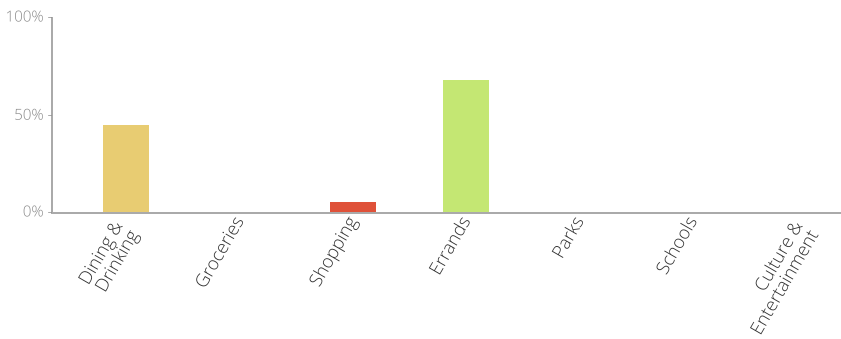
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 16 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address



Property Identification & Legal Description

Address: 2320 DOLPHIN RD NORTH SAANICH BC V8L 5V2
Jurisdiction: District of North Saanich
Roll No: 2288000 **Assessment Area:** 1
PID No: 000-901-326
Neighbourhood: North Saanich Waterfront **MHR No:**
Legal Unique ID: A00000ZPRM
Legal Description: LOT 11, PLAN VIP12588, SECTION 21&22, RANGE 3E, NORTH SAANICH LAND DISTRICT

Municipal Taxes

Gross Taxes:

2024 Assessed Values

VALUATION:

	Land	Improve	Total
Value:	\$1,871,000	\$196,000	\$2,067,000

GENERAL:

	Land	Improve	Total
Gross Value:	\$1,871,000	\$196,000	\$2,067,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,871,000	\$196,000	\$2,067,000

SCHOOL:

	Land	Improve	Total
Gross Value:	\$1,871,000	\$196,000	\$2,067,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,871,000	\$196,000	\$2,067,000

BC TRANSIT:

	Land	Improve	Total
Gross Value:	\$1,871,000	\$196,000	\$2,067,000
Exempt Value:	\$0	\$0	\$0
Net Value:	\$1,871,000	\$196,000	\$2,067,000

Last Three Sales Per BCA

Conveyance Date	Price	Document No	Conveyance Type
2018-10-15	\$1,296,000	CA7128416	Improved Single Property Transaction
1990-01-30	\$271,500	ED10652	Improved Single Property Transaction
1987-02-13	\$138,000	S11794	Improved Single Property Transaction

Other Property Information

Lot SqFt:	43,560	Lot Width:	
Lot Acres:	1.00	Lot Depth:	
Tenure:	Crown-Granted	Actual Use:	Single Family Dwelling
School District:	Saanich	Manual Class:	1 STY SFD - After 1930 - Standard
Vacant Flag:	No	Reg District:	Capital
BC Transit Flag:	Yes	Reg Hosp Dist:	Capital
Farm No:		Mgd Forest No:	
DB Last Modified:	2024-01-01	Rec Last Modified:	2024-01-01

Assessment & Tax History

Year	Assessed Value	Gross Taxes
2023	\$1,891,000	
2022	\$1,682,000	\$5,002
2021	\$1,351,000	\$4,870
2020	\$1,171,000	\$4,269

2019	\$1,217,900	\$4,253
2018	\$1,076,900	\$3,868
2017	\$991,800	\$3,977
2016	\$757,500	\$3,596
2015	\$671,600	\$3,367
2014	\$671,100	\$3,357
2013	\$739,200	\$3,526
2012	\$797,500	\$3,606
2011	\$839,100	\$3,734
2010	\$840,100	\$3,657
2009	\$840,700	\$3,589
2008	\$855,900	\$3,451
2007	\$907,800	\$3,792
2006	\$785,900	\$3,746
2005	\$559,800	\$2,981
2004	\$502,000	\$3,121
2003	\$504,600	\$3,350
2002	\$416,700	\$2,966
2001	\$375,200	\$2,756

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